



**COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT**

Tentative Notice of Action

*Promoting the wise use of land
Helping build great communities*

| | | | |
|---|--|---------------------------------------|-----------------------------|
| MEETING DATE April 1, 2005 LOCAL EFFECTIVE DATE April 15, 2005 APPROX FINAL EFFECTIVE DATE May 6, 2005 | CONTACT/PHONE Martha Neder, AICP, Planner (805) 781-4576 | APPLICANT Larry Tieman | FILE NO. DRC2004-00123 |
| SUBJECT Request by Larry Tieman for a Minor Use Permit/Coastal Development Permit to allow the construction of a new single family residence and attached garage with 1,896 square feet of footprint and 3,577 square feet of gross structural area. The project will result in the disturbance of approximately 4,700 square feet of a 10,129 square foot parcel. The proposed project is within the Residential Single Family land use category and is located on Pineridge Drive, approximately 230 feet north of Ellis Avenue, Lodge Hill, in the community of Cambria. The site is in the North Coast planning area. | | | |
| RECOMMENDED ACTION Approve Minor Use Permit/Coastal Development Permit DRC2004-00123 based on the findings listed in Exhibit A and the conditions listed in Exhibit B | | | |
| ENVIRONMENTAL DETERMINATION A Class 3 Categorical Exemption was issued on February 23, 2005 (ED04-379) | | | |
| LAND USE CATEGORY Residential Single Family | COMBINING DESIGNATION TH/LCP | ASSESSOR PARCEL NUMBER 024-361-033 | SUPERVISOR DISTRICT(S) 2 |
| PLANNING AREA STANDARDS: Setbacks, Height, Footprint and Gross Structural Area Limitations <i>Does the project meet applicable Planning Area Standards: Yes - see discussion</i> | | | |
| LAND USE ORDINANCE STANDARDS: Local Coastal Program and Terrestrial Habitat <i>Does the project conform to the Land Use Ordinance Standards: Yes - see discussion</i> | | | |
| FINAL ACTION This tentative decision will become the final action on the project, unless the tentative decision is changed as a result of information obtained at the administrative hearing or is appealed to the County Board of Supervisors pursuant Section 23.01.042 of the Coastal Zone Land Use Ordinance; effective on the 10th working day after the receipt of the final action by the California Coastal Commission. The tentative decision will be transferred to the Coastal Commission following the required 14-calendar day local appeal period after the administrative hearing. The applicant is encouraged to call the Central Coast District Office of the Coastal Commission in Santa Cruz at (831) 427-4863 to verify the date of final action. The County will not issue any construction permits prior to the end of the Coastal Commission process. | | | |
| ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242 | | | |

| | |
|---|--|
| EXISTING USES: Vacant | |
| SURROUNDING LAND USE CATEGORIES AND USES: <i>North:</i> Residential Single Family <i>East:</i> Residential Single Family <i>South:</i> Residential Single Family <i>West:</i> Residential Single Family | |
| OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: North Coast Advisory Council, Public Works, Cambria Community Services District, and the California Coastal Commission | |
| TOPOGRAPHY: Moderately sloping | VEGETATION: Grasses, forbs, Monterey pine trees, and Coast live oak trees |
| PROPOSED SERVICES: Water supply: CCSD Sewage Disposal: CCSD Fire Protection: Cambria Fire | ACCEPTANCE DATE: February 23, 2005 |

PLANNING AREA STANDARDS:

Lot Size: 10,129 square feet

Triple, Forested

Oversized lot adjustment: 1.93

Slope: approx 27 percent

Number of trees to be removed: 8

Base: 1,200 sq ft footprint, 2,400 sq ft GSA

| PROJECT REVIEW | ALLOWABLE | PROPOSED | STATUS |
|-------------------------|----------------------|----------|--------|
| FOOTPRINT (SQUARE FEET) | 1,200 x 1.93 = 2,316 | 1,896 | OK |
| GSA (SQUARE FEET) | 2,400 x 1.93 = 4,632 | 3,577 | OK |
| DECKS (SQUARE FEET) | | | |
| PERVIOUS | 695 | 37 | OK |
| IMPERVIOUS | 231 | 200 | OK |
| HEIGHT (FEET) | 28 | 22 | OK |
| SETBACKS (FEET) | | | |
| FRONT | 10' | 10' | OK |
| REAR | 15' | 15' | OK |
| SIDE | 5' | 5' | OK |
| STREET SIDE | 10' | N/A | OK |

COASTAL ZONE LAND USE ORDINANCE STANDARDS:

The project site is located within the California Coastal Zone as determined by the California Coastal Act of 1976 and is subject to the provisions of the Local Coastal Program.

COASTAL PLAN POLICIES: This project is in compliance with the Coastal Plan Policies. The most relevant policies are discussed below.

Public Works:

Policy 1: Availability of Service Capacity applies to the project. A water and sewer service was transferred from a pre-existing service at 585 Kent Street. This transfer includes a credit for one bathroom. The applicant is required to pay impact fees for additional features. In accordance with CCSDs requirements to transfer water service, a residence at 585 Kent Street was converted to a workshop/garage (PMT2003-02802, finalized 3/17/04) and APN 022-071-081 and -082 were merged (new APN 022-071-087, V.M. O.R. 04-001459).

Coastal Watersheds:

Policy 7: Siting of new development: The proposed project is consistent with this policy because the new residence will be located on an existing lot of record in the Residential Single Family category and there is no area of the site with a slope of less than 20 percent.

Policy 8: Timing of new construction: The proposed project is consistent with this policy, because if grading is to occur or left unfinished between October 15 through April 15, the project is required to have an erosion and sedimentation control plan, and all sedimentation and erosion control measures will be in place before the start of the rainy season.

Policy 10: Drainage Provisions: The proposed project is consistent with this policy because the project is required to have a drainage plan that shows that the construction of the new residence will not increase erosion or runoff.

Hazards:

Policy 1: New Development: The proposed project is consistent with this policy because it is located and designed to minimize risks to human life and property.

Policy 2: Erosion and Geologic Stability: The proposed project is consistent with this policy because it is designed to ensure structural stability while not creating or contributing to erosion of geological instability.

Environmentally Sensitive Habitats:

Policy 1: Land Uses Within or Adjacent to Environmentally Sensitive Habitats: The proposed project is consistent with this policy because it will not significantly disrupt the habitat, and tree removal and site disturbance have been minimized. Trees to be removed will be replaced at a 4 to 1 ratio for Coast live oaks and a 2 to 1 ratio for Monterey pines.

Policy 2: Permit Requirement: The proposed project is consistent with this policy because there will be no significant impact on sensitive habitats, and proposed development will be consistent with the biological continuance of the habitat.

Policy 3: Habitat Restoration: The proposed project is consistent with this policy because if removed, Monterey pine trees will be replaced on a two-to-one basis and Coast live oak trees will be replaced on a four-to-one basis.

Policy 27: Protection of Terrestrial Habitats: The proposed project is consistent with this policy because not allowing a single family residence or residential accessory uses (principally permitted uses in the Residential Single Family land use category) could potentially constitute a taking under the 5th Amendment of the US Constitution. Therefore, allowing a single family residence or residential accessory use to be developed on the property is considered to be a reasonable use of the land (pursuant to Section 30010 of the Coastal Act).

Policy 28: Protection of Native Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized. If trees are removed,

Monterey pine trees will be replaced on a two-to-one basis and Coast live oak trees will be replaced on a four-to-one basis.

Policy 33: Protection of Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design.

Visual and Scenic Resources:

Policy 7: Preservation of Trees and Native Vegetation: The proposed project is consistent with this policy because tree removal and site disturbance have been minimized through project design.

Does the project meet applicable Coastal Plan Policies: Yes, as conditioned

COMMUNITY ADVISORY GROUP COMMENTS: No comment received from NCAC

AGENCY REVIEW:

Public Works - No comment

Cambria Community Services District – A water and sewer service was transferred from a pre-existing service at 585 Kent Street. This transfer includes a credit for one bathroom. The applicant is required to pay impact fees for additional features.

LEGAL LOT STATUS:

The lot was legally created by a recorded map at a time when that was a legal method of creating lots. Cambria Pines Manor Unit 5, Block 122, Lots 42 through 45, were merged into Parcel 1 by Voluntary Merger M03-350.

Staff report prepared by Martha Neder and reviewed by Mike Wulkan

EXHIBIT A - FINDINGS

CEQA Exemption

- A. The project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15301 because the project is a single-family residence in a residential zone.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use, and as conditioned, is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the project does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on a road constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Terrestrial Habitat

- H. The project or use will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because tree removal has been minimized, and if trees are removed or impacted they will be replaced.
- I. Natural features and topography have been considered in the design and siting of all proposed physical improvements, because the proposed structure has been designed to minimize tree removal and site disturbance.

- J. Any proposed clearing of topsoil, trees, or other features is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because tree removal and site disturbance have been minimized, and if pine trees are removed, they will be replaced on a two-to-one basis. Oak trees will be replaced on a four-to-one basis.
- K. The soil and subsoil conditions are suitable for any proposed excavation; site preparation and drainage improvements have been designed to prevent soil erosion and sedimentation of streams through undue surface runoff, because, as conditioned, the project or use meets drainage and erosion control standards specified by the County Public Works Department.
- L. There will be no significant negative impact to the identified sensitive habitat and the proposed use will be consistent with the biological continuance of the habitat because the project or use will require replacement of removed oaks and pines on a four-to-one basis and two-to-one basis respectively.
- M. The project or use will not significantly disrupt the habitat, because it is a single-family residence with minimal site disturbance.

Public Works Policy 1

- N. Adequate public service capacities are available to serve the proposed development because a water and sewer service was transferred from a pre-existing service at 585 Kent Street. This transfer includes a credit for one bathroom. For additional fixtures, the applicant is required to pay impact fees. In accordance with CCSDs requirements to transfer water service, a residence at 585 Kent Street was converted to a workshop/garage (PMT2003-02802, finalized 3/17/04) and APN 022-071-081 and -082 were merged (new APN 022-071-087, V.M. O.R. 04-001459).

EXHIBIT B - CONDITIONS OF APPROVAL

Authorized Use

1. This approval authorizes the construction of a new single-family residence with approximately 1,896 square feet of footprint and 3,577 square feet of gross structural area.
2. All permits shall be consistent with the approved Site Plan, Floor Plans, and Elevations.

Conditions to be completed prior to issuance of a construction or grading permit

Grading, Drainage, Sedimentation and Erosion Control

3. **Prior to issuance of construction permits**, if grading is to occur between October 15 to April 15, a sedimentation and erosion control plan shall be submitted pursuant to Coastal Zone Land Use Ordinance Section 23.05.036.
4. **Prior to issuance of construction permits**, the applicant shall submit a drainage plan for review and approval by the County Public Works Department.

Fire Safety

5. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Cambria Fire Department.

Cambria Community Services District

6. **Prior to issuance of a building permit**, the applicant shall apply for a remodel of existing service and pay impact fees to the CCSD.
7. **Prior to issuance of construction permit**, the applicant shall submit, for the Planning Director review and approval, evidence that the anticipated water use of this development has been completely offset through the retrofit of existing water fixtures within the Cambria Community Service District's service area or other verifiable action to reduce existing water use in the service area (e.g., replacement of irrigated landscaping with xeriscaping). The documentation submitted to the Planning Director shall include written evidence that the Cambria Community Service District (CCSD) has determined that the applicant has complied with CCSD Ordinance 1-98, as approved by the CCSD Board of Directors on January 26, 1998, and further modified by CCSD Board approval on November 14, 2002 (CCSD board item VIII.B), subject to the limitation that no retrofit credits shall have been obtained by any of the following means: a) extinguishing agricultural water use, or b) funding leak detection programs. Evidence of compliance with CCSD Ordinance 1-98 shall be accompanied by written confirmation from the CCSD that any in-lieu fees collected from the applicant have been used to implement

projects that have reduced existing water use within the service area in an amount equal or greater to the anticipated water use of the project.

Landscape Plan

8. **Prior to issuance of construction permit**, the applicant shall submit for Planning Director review and approval, a Landscape Plan that provides for the planting of all open areas of the site disturbed by project construction with native, drought and fire resistant species that are compatible with the habitat values of the surrounding forest. In addition, non-native, invasive, and water intensive (e.g. turf grass) landscaping shall be prohibited on the entire site.

Miscellaneous

9. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

Conditions applicable throughout project construction

Building Height

10. The maximum height of the project is 22 feet from average natural grade.
 - A. **Prior to any construction**, a licensed surveyor or registered civil engineer shall first file with the Building Official certification of compliance with the flood hazard elevation requirements, and shall then stake the lot corners, building corners, and establish average finished grade and set a reference point (benchmark).
 - B. **Prior to approval of the foundation inspection**, the benchmark shall be inspected by a building inspector prior to pouring footings or retaining walls, as an added precaution.
 - C. **Prior to approval of the roof-nailing inspection**, the applicant shall provide the building inspector with documentation that gives the height reference, the allowable height and the actual height of the structure. This certification shall be prepared by a licensed surveyor or civil engineer.

Grading, Drainage, Sedimentation and Erosion Control

11. All runoff from impervious surfaces such as roofs, driveways, walks, patios, decks, shall be collected and detained on-site, or passed on through an effective erosion control device or drainage system approved by the County Engineer.
12. Permanent erosion control devices shall be installed prior to or concurrently with on-site grading activities.
13. Grading, filling or site disturbance of existing soil and vegetation shall be limited to the minimum areas necessary.

14. Stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering.
15. All areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.

Tree Protection/Replacement

16. The applicant shall limit tree removal to no more than 4 Monterey pine trees with an eight inch diameter or larger at four feet from the ground and 4 Coast live oak trees with a six inch diameter or larger at four feet from the ground. Construction plans shall clearly delineate all trees within 50 feet of the proposed project, and shall show which trees are to be removed or impacted, and which trees are to remain unharmed.
17. Any trenching for utilities that may occur within the dripline of trees on the project site shall be hand dug to avoid the root system of the tree.
18. All trees bordering the proposed project that are to remain shall be marked for protection (e.g., with flagging) and their root zone fenced prior to any grading. The outer edge of the tree root zone is 1-1/2 times the distance from the trunk to the drip line of the tree. Grading, utility trenching, compaction of soil, or placement of fill shall be avoided within these fenced areas. If grading in the root zone cannot be avoided, retaining walls shall be constructed to minimize cut and fill impacts. Care shall be taken to avoid surface roots within the top 18 inches of soil.

Cambria Community Services District

19. Existing water fixtures shall be retrofitted to current standards under District Ordinance 3-88 as amended.
20. The owners shall provide the District with a copy of county building permit issued for this project.

**Conditions to be completed prior to occupancy or final building inspection
/establishment of the use**

Fire Safety

21. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from Cambria Fire Department of all required fire/life safety measures.

Tree Protection/Replacement

22. Prior to final inspection, the four (4) Monterey pine trees removed as a result of construction shall be replaced at a 2:1 ratio. The four (4) Coast live oak trees removed as a result of construction shall be replaced at a 4:1 ratio. A total of 8 Monterey pine trees and 16 Coast live oak trees shall be planted. Monterey pine replacement trees shall be one gallon saplings grown from the Cambrian stand; *Pinus radiata macrocarpa*.

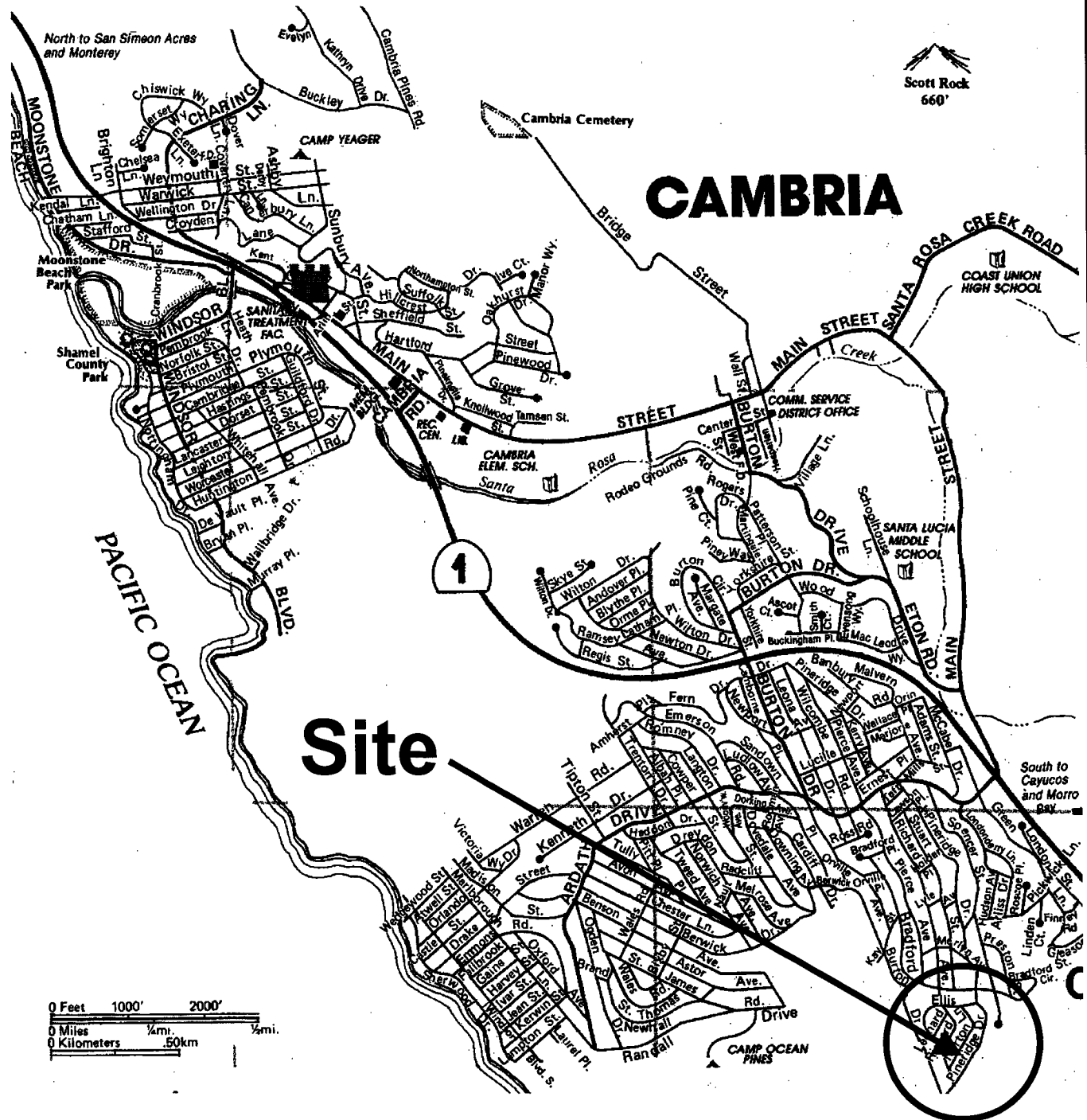
23. These newly planted trees shall be maintained until successfully established. This shall include caging from animals (e.g., deer, rodents), periodic weeding and adequate watering (e.g., drip-irrigation). If possible, planting during the warmest, driest months (June through September) shall be avoided. In addition, standard planting procedures (e.g., planting tablets, initial deep watering) shall be used. Once the replacement trees have been planted, the applicant shall retain a qualified individual to prepare a letter stating the above planting and protection measures have been completed. This letter shall be submitted to the Department of Planning and Building.
24. To promote the success of the new trees, the applicant shall retain a qualified individual (e.g., arborist, landscape architect/ contractor, nurseryman) to monitor the new trees until successfully established, on an annual basis, for no less than three years. The first report shall be submitted to the County Environmental Coordinator one year after the initial planting and thereafter on an annual basis until the monitor, in consultation with the County, has determined that the newly planted vegetation is successfully established. The applicant and successors-in-interest agree to complete any necessary remedial measures identified in the report and approved by the Environmental Coordinator.

Cambria Community Services District

25. Applicant shall submit for final plumbing inspection upon completion of the project.

Miscellaneous

26. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
27. This permit is valid for a period of 24 months from its effective date unless time extensions are granted pursuant to Land Use Ordinance Section 23.02.050. This permit is generally considered to be vested once a building permit has been issued and substantial site work has been completed. Substantial site work is defined (Section 23.02.042) as site work progressed beyond grading and completion of structural foundations; and construction is occurring above grade ('sticks in the air').
28. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred or are occurring, this approval may be revoked pursuant to Section 23.10.160 of the Coastal Zone Land Use Ordinance.



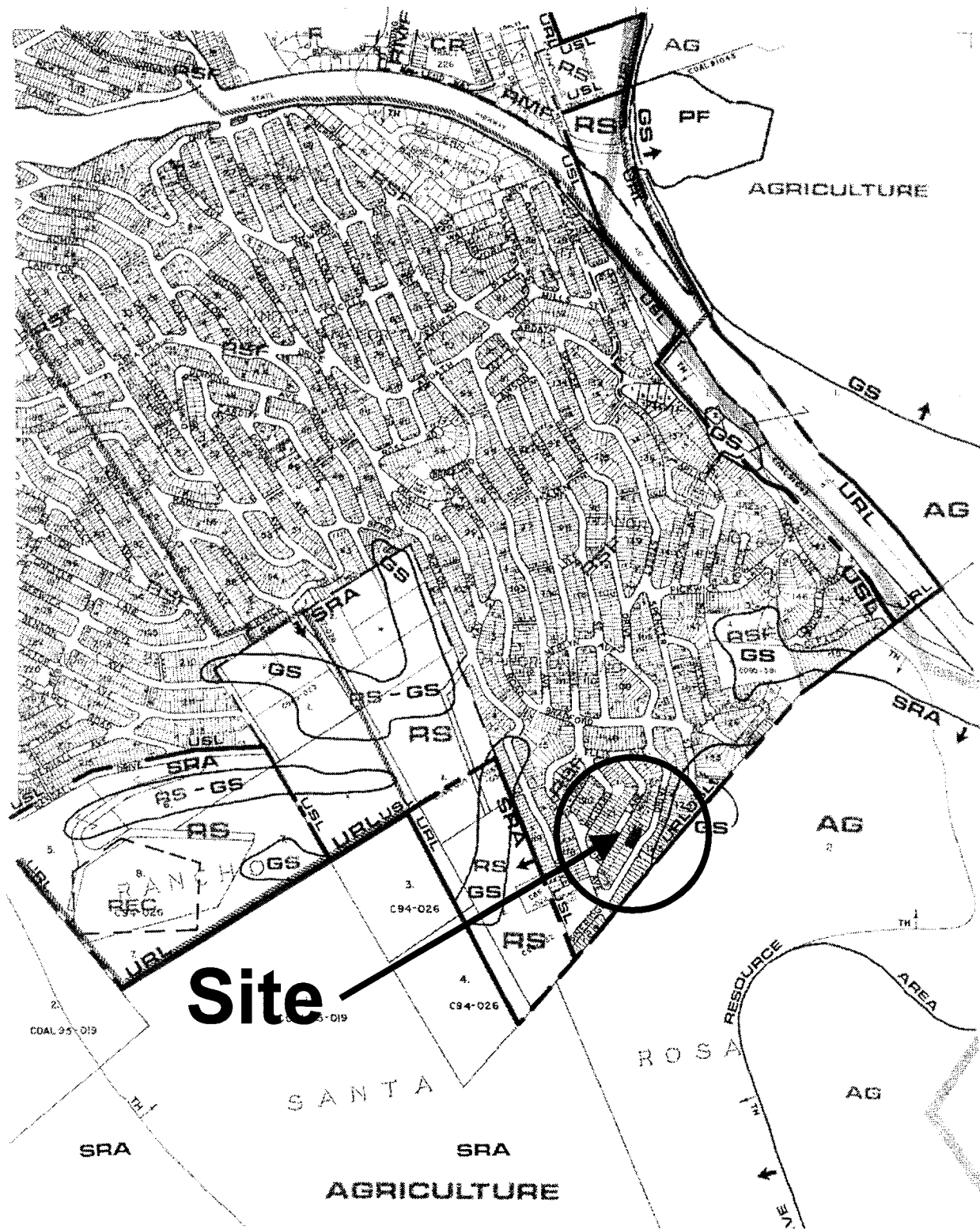
PROJECT

Minor Use Permit
Tieman/ DRC2004-00123



EXHIBIT

Vicinity Map



PROJECT

Minor Use Permit
Tieman/ DRC2004-00123



EXHIBIT

Land Use Category Map

1

55

10/03

PINERIDGE

⑤
T.B.M. /
For Center of Science
Library - 100.00
(continued)

GRAPHIC SCALE

(IN ORDER)
1. Smith, M. J. R.

DRIVE

54

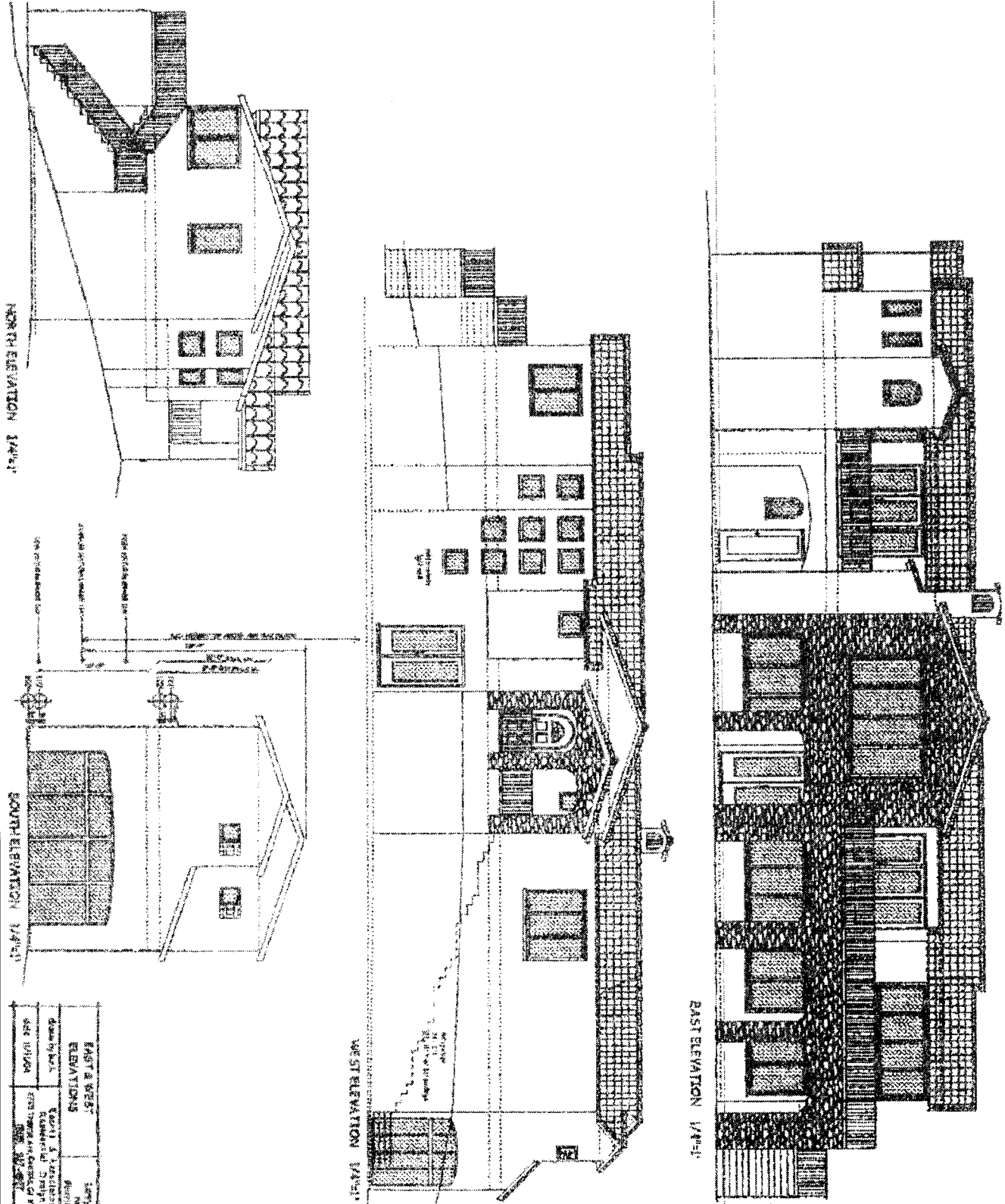
LEGEND:

- Edge of Existing Pavement
- Centerline of Road
- Existing Chicken Wire Fence
- Existing Sewer Manhole
- ⑤ -- Existing Pine Tree
(approx. size noted)
- ⑥ -- Existing Oak Tree
(approx. size noted)
- ✕ -- Existing Water Meter

Minor Use Permit
Tieman/ DRC2004-00123



Site Plan



PROJECT

Minor Use Permit
Tieman/ DRC2004-00123



EXHIBIT

Elevations



bruce koontz
<bkoontz@charter.net
>

To: <mneder@co.slo.ca.us>
cc:
Subject: Re: DRC2004-00123 Tieman

02/17/2005 10:55 PM

Martha,

In response to your requests below, the water letter should be available within the next week.

Regarding the site, here are our thoughts:

1. The building proposed uses only about 80% of the allowable footprint and GSA allowed by the Lodge Hill Standard.
2. The driveway begins at the highest point of the road, avoids trees, and is as steep as practical, with good transition at bottom and top. The only realistic alternative would result in a huge cut, steep retaining walls, steep driveway, massing of street-facing walls of the house, and a 3-story building.
3. This location for the house gets it above the street, reducing visual impact as lots of trees will provide a screening affect.
4. The apron as proposed is actually about 1/2 the width as would be required if the alternative design were to be implemented.

This will be a beautiful project with very little visual impact to neighbors or fronting street.

Please call me if you need further clarification on any issues related to this project.

Bruce Koontz

on 1/3/05 4:08 PM, mneder@co.slo.ca.us at mneder@co.slo.ca.us wrote:

> Hi Bruce-
> Thank you for bringing in the sketches today. In order to accept the
> application I need two additional pieces of information:
> 1. Verification that a "remodel" application for the additional fixtures
> has been submitted to the CCSD (the water meter was transferred from a
> house with only one bathroom)
>
> 2. Information supporting that site disturbance is the minimum necessary
> to provide safe access to the proposed home. One finding that the County
> needs to make is that site disturbance has been minimized through design.
> Please provide justification for the additional driveway apron.
>
> Thanks, let me know if you have questions.
>
> Martha Neder, AICP
> Planning and Building
> San Luis Obispo County
> V: (805) 781-4576
> F: (805) 781-1242



MLN
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 12/8/04

FROM

FROM
LO

Coastal Team

(Please direct response to the above)

TIEMAN

DRC 2004-00123

Project Name and Number

Development Review Section (Phone: 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNERS

28,622 sq. ft.
PROJECT DESCRIPTION:

mup -> Build a new 3 bedroom, 3 bath, SFR, w/ attached garage. Located off Pineridge in Cambria. APN: 024-361-033. Lot size - 10,189 sq. ft. W/in LCP.

Return this letter with your comments attached no later than:

12-24-04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Recommend Approval - Need Drainage Plan. New Driveway requires Encroachment Permit. Five Foot (plus) cuts for Driveway, & House - Need Erosion & Sedimentation Control. North Coast Road Fees will be due with Bldg Permit.

03 JAN 2005

Date

Goodwin

Name

5252

Phone

LAND USE NCAC JANUARY 2005

| | |
|--|---|
| DRC2004-00105/CAL PARKS&REC | REMOVE TREES NO COMMENT |
| DRC2004-00089/HOGAN | CHANGES TO SFR NEEDS TDCS |
| DRC2004-00093/CCSD | WATER TANKS NO COMMENT |
| DRC2004-00126/NICHOLAS | CHANGES TO SFR NO COMMENT |
| DRC2004-00125/SDS TRUST | RECONSIDER MUP NO COMMENT |
| DRC2004-00115/CICHOWSKI | COSTRUCT GARAGE NO COMMENT |
| D010346P/OBER | REVISION TO SFR PLANS NO COMMENT |
| DRC2004-123/TIEMAN | NEW SFR NO COMMENT |
| DRC2004-127/STOKENBERG | REMODEL AND ADD NO COMMENT |
| DRC2004-132/KIRBY | GARAGE AND STUDIO NO COMMENT |
| DRC2004-00116/MILLER | NEW SFR NO COMMENT |



MLN
RECEIVED
 SAN LUIS OBISPO COUNTY
 DEPARTMENT OF PLANNING AND BUILDING

DEC 13 2004

VICTOR HOLANDA, AICP
DIRECTOR

CALIFORNIA
 COASTAL COMMISSION
 CENTRAL COAST AREA
 THIS IS A NEW PROJECT REFERRAL

DATE:

12/8/04

TO:

CCC

FROM:

Coastal Team

(Please direct response to the above)

TIEMAN

DRC 2004-00123

Project Name and Number

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

1862 sq. ft. MUP → Build a new 3 bedroom, 3 bath,
 SFR, w/ attached garage. Located off Pineridge in
 Cambria. APN: 024-361-033. Lot size - 10,189 sq. ft.
 w/ in LCP.

Return this letter with your comments attached no later than:

12-24-04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☐

YES

(Please go on to Part II)

☐

NO

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐

NO

(Please go on to Part III)

☐

YES

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Pls. evaluate for consistency w/ Pub. Works
 Policy 1. Does project result in net ↑ in
 H₂O use? Meter from tear-down of
 540 s.f. greenhouse on Kent St. → Merged w/
 existing SFD. Is Vol. Merger required? ESHA??

Date

12/20/04

Name

Jonathan Bishop

Phone

427-4863



6

M

SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

12/8/04

TO:

Cambria CSD-S&W

TIEMAN

FROM:

Coastal Team

DRC 2004-00123

(Please direct response to the above)

Project Name and Number

Development Review Section (Phone:

788-2009

*OR ASK THE SWITCH-
(BOARD FOR THE PLANNERS)

PROJECT DESCRIPTION:

2862 sq. ft. MUP -> Build a new 3 bedroom, 3 bath, SFR, w/ attached garage. Located off Pineridge in Cambria. APN: 024-361-033. Lot size - 10,139 sq. ft. W/in LCP.

Return this letter with your comments attached no later than:

12-24-04

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART IIARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
☒ NO
☒ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

This Water + Sewer service was transferred from pre-existing service at 585 Kent St., Cambria. Credit for one bathroom to this project. Applicant owes "Impact fees" for remaining additional fixtures, of \$5,400⁰⁰. Needs to submit application for "remodel" of existing service.

Date

12/13/04

Name

J. H. Hannon

Phone

927-6225

CAMBRIA COMMUNITY SERVICES DISTRICT

DIRECTORS:

ILAN FUNKE-BILU, President
JOAN T COBIN, Vice President
PETER CHALDECOTT
GREG SANDERS
DONALD VILLENEUVE



OFFICERS:

VERN HAMILTON, General Manager
TAMMY RUDOGK, Assistant General Manager
KATHY CHOATE, Executive Assistant
ARTHER MONTANDON, Legal Counsel

1316 Tamson Drive, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • Facsimile (805) 927-5584

April 29, 2003

Barbara Sanders & Steven Engel
939 Main St
Morro Bay, CA 93442

Re: **TRANSFER** of: -022.071.082 (585 Kent Street)
Active Service Meter Account #4.2052.06 / SAN0022
To: - 024.361.006 (Pineridge Dr.)
With Alternate Parcel Retirement on APN 023.451.006 (Banbury Rd)

Dear Barbara & Steve:

In accordance with District Ordinances, and the Covenant and Agreement recorded in San Luis Obispo County (Document #2003044593), your request to transfer position referenced above is approved.

The water service at 585 Kent Street shall be discontinued and the meter removed from the property at such time as service is required at the Pineridge parcel. Minimum billing must continue to be paid for water & sewer service to maintain your "active" status on that meter. You will be charged for time and materials for relocation of the meter (minimum \$50) at the time it is reinstalled at Pineridge.

The structure at 585 Kent Street shall be made to conform to County "guest house" standards and APN 022.071.082 shall be permanently merged with 022.071.081 prior to use of this meter at the Pineridge location.

The above provisions shall run with the land and apply to current as well as subsequent owners. Subsequent issuance to you of water and sewer connection permits, and/or reinstallation of the water meter, shall be subject to future rules, regulations, resolutions and ordinances of the Cambria Community Services District. The letter or permits may be revoked as a result of conditions imposed upon the District by a court or governmental agency of higher authority, or by a change in availability of resources, or by a change in ordinances, resolutions, rules or regulations adopted by the Board of Directors for the protection of the health, safety and welfare of the District.

Sincerely,


Joyce Hannum
Utilities Coordinator

cc: Fidelity National Title Company



CAMBRIA COMMUNITY SERVICES DISTRICT

1316 Tamson Drive, Suite 201 • P.O. Box 65 • Cambria CA 93428
Telephone (805) 927-6223 • FAX (805) 927-5584

CONFIRMATION OF WATER & SEWER AVAILABILITY FOR REMODEL or TRANSFER OF EXISTING ACTIVE SERVICE.

Applicant(s): **Larry & Suzette Tieman**
5100 Birch St.
Newport Beach, CA 92660

Date: February 25, 2005

Service Location: **1251 Pineridge Dr**
APN 024.361.033

Current Service type: **X** **Single Family**
Multi-Family # unit

Project description: Active Service transfer: New construction 3-1/2 bath with credit for discontinued 1-bath on sender parcel (022.071-082).

| Sewer and Water Impact Fees: | | | | Approval Conditions | Required if X'd: | Ck when Done: |
|---|-------------------|-----------------|--|--|------------------|---------------|
| No chargeable fixtures. Plan Review Fee only | \$25 | \$ | | All Existing and New water fixtures must meet current standards under Title 4 of District Code. | X | |
| 3 Additional Toilet(s) | @ \$400 | \$1200 | | Owner must provide District with a copy of county building permit issued for this project. | X | |
| 3 Additional Tub, Shower or Laundry | @ \$800 | \$2400 | | Applicant must work with Cambria Fire Department to determine water meter size requirement to serve this project (if applicable). | X | |
| 4 Additional Kitchen or Bathrm Sink(s) | @ \$400 | \$1600 | | Applicant must call for final plumbing inspection upon completion of project. PLEASE CALL 927-6240 FOR INSPECTION. | X | |
| 1 Additional Bar or Utility Sink(s) | @ \$200 | \$200 | | Requires PARCEL MERGER to allow water service to adjacent lot. | | |
| Date Paid: 2/25/05 | TOTAL Fee: | \$5,400. | | <i>Under District regulations, said remodel must not change the existing water service status of the property by creating additional separate dwelling units.</i> WARNING! GUEST ROOMS MAY NOT BE RENTED AS A SEPARATE LIVING UNIT. | | |

The undersigned has reviewed the plans provided to the County for a Permit to remodel the above property. County requires written assurance that water and sewer service is available from the Cambria Community Services District.

Said **Project is Authorized With Conditions** as indicated above

by:
Joyce Hannum, Permits & Conservation Specialist

CC: Fire Prevention Officer

FOR DISTRICT USE

Existing Approved Fixtures:

Toilets 1
Tubs and/or Showers 1
Kitchen & Lavatory Sinks 2
Laundry Washer 0
Bar or Utility Sinks 0

Retrofit Code: N/A

☐ Bldg. Permit received

☐ Final Inspection date: _____